



Your NEW Garden Gnome News! "with a little help from my friends!"

Volume 1, Issue 2

HOME OF THE GNOME!

February, 2016

How To Sell Your Condo/House Right ~ and Fast!

Set yourself up for a quick sale.

The peak home-buying season may be over, but there are still steps you can take to ensure a speedy sale. Setting the right price and making an excellent first impression are both essential to attracting buyers, but what else can you do to get the offers rolling in? Here are 10 tips to help you sell your home as quickly as possible – even in the off season.



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Price it right from the start.

Sellers often think they should start the asking price high and then lower it later if the house fails to sell. But that can result in a slower sale – sometimes even at a lower price. "The first 30 days' activity of your house being on the market is always the best activity you're going to see," says Michael Mahon, general manager of HER Realtors in Columbus, Ohio. If the price is too high, many buyers and their agents will stay away, assuming you're not serious about selling or you're unwilling to negotiate.

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Enhance your home's curb appeal.

This could mean adding new sod, planting flowers, painting the front door or replacing the mailbox. Prospective buyers form an opinion the moment they spot the home. "Curb appeal is everything," Mahon says. "Driving into the driveway and walking into that front door sets the expectations."



Every Garden needs a gnome.. I'm here for ya'll!!

Article from : <http://money.usnews.com/money/personal-finance/slideshows/10-tips-to-sell-your-home-fast>

Update the interior and exterior.

New fixtures, fresh paint and updated landscaping are all fairly easy and affordable ways to give your home a makeover. "It's got to look up to the current market conditions and what's in style," Mahon says.

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Clean, declutter and depersonalize.

The fewer things there are in the home, the larger it will look, so remove knickknacks and excess furniture. Also take down family photos, religious items and political posters so prospective buyers can envision their family in the house, not yours. Finally, you may want to hire a cleaning service to do a deep cleaning



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Stage the house to show how the rooms are supposed to be used.

If you have odd rooms with no obvious role, give them one. An odd alcove off the kitchen could be staged as an office or a pantry, for example.

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Make the property easy to show.

The more flexible you are about visits, the more people will be able to see your home. Be ready for prospective visitors early in the morning, at night and on weekends, with little notice. Also, leave when the house is shown so would-be buyers can feel free to move about without feeling like intruders and discuss the home's pros and cons honestly.

Next:

***How to Sell your Home,
Continued on page 2***

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KELLERWILLIAMS

Remove your pets.

Also remove their paraphernalia, such as dog dishes and cat litter boxes (or at least hide them). A prospective buyer shouldn't even know that a pet lives in the home if you can help it, Mahon says.

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Make sure your listing is on all the major online portals.

This is usually part of an agent's service, but it doesn't hurt to double-check that your listing is on Zillow, Trulia and Realtor.com. It also helps if your agent showcases the home on social media. "We sell as many homes off Facebook as we do off the [multiple listing service]," Mahon says. Both the agency and the individual agents have Facebook business pages where they share listings.

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Ensure the listing has good photos, and lots of them.

Most homebuyers start their search online and decide which homes they want to see based on the photos. You probably want something better than snapshots taken quickly with your agent's phone.

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Share information about life in the neighborhood.

The listing should include photos not only of the house, but also of nearby recreation, dining and shopping areas. If the schools are good, make sure that information is in the listing. "You're not only marketing the home – you're marketing the lifestyle," Mahon says.

Don't forget!!

***5P.M. Social hour in the patio
in front of building E,
bring your own bottle, snacks and great
personality!! Come and have FUN!!!!***

Check out my Tech Blog (Bek-the-tech) about what you need to know to keep you safe using your computer and dealing with the internet: <http://bek-the-tech.blogspot.com/>

And to catch up on the theater reviews of each current production at Broadway Palm Dinner Theatre and Herb Strauss Sanibel theatre, check out my Blog-O-Bek:

<http://theblogobek.blogspot.com/>. Enjoy and please drop me a note wanting to have answers to your tech questions and I'll make it a blog for you!

Tech In A Flash

Matthew Rebstock & Bekki Shanklin at your service!



Bek - The - Tech Hints for Computer Safety

Make your passwords hard for a hacker to figure out:

welcome = w3lco^3 // Imsuper! = i^\$up3er!

callmegreat = c@ll^3gr8 // Your name: i.e,mine! = b3kk1

mailbox = ^@ilb0x

See how it works?

Just exchange numbers or symbols for whatever password you want to use!

Please NOTE: I'm Bekki in E4 and I create the monthly Newsletters (with lots of help from my Friends). You will be receiving these emails because you reside in here in our Condo Family Area.

If at **ANYTIME** you decide you no longer want to receive this email Attachment, **PLEASE** click "reply" and state "**UNSUBSCRIBE**" in the subject line.

And may Peace, support, respect for each other and our deep friendships never perish here. We are a small band of merry folk and have some wonderful neighbors here. There are also many who will find leaving their single family dwelling to co-reside with others sometimes hard.. Always know we are all here for each other .. unless we are **SOMEWHERE ELSE** for each other!

In which case, "we can work it out!":

Life is very short, and there's no time

For fussing and fighting, my friend ~ Our beloved BEATLES



May Peace, Tranquility, and never a need for a taser, live with us all the days of our lives

TO SPONSOR THE GARDEN GNOME NEWS

The first month's news was sponsored by **Tech in a Flash**. (www.techinaflash.net) This February edition sponsored by **Glenn Brackett, realtor.**

If you would like to help defray the cost of monthly production of this newsletter, we will need your business card, perhaps a discount if the newsletter is mentioned or brought in with your advertisement in it. We would like a 'blurb' about your business, & a photo of the owner or the 'crew'.

We will also include your website.

If you have a FaceBook page, I will also feature it on my personal wall: Bekki.Shanklin, where I have 1800 friends & 1,000 followers on my twitter.

The donation? \$50 cash/check/paypal for the advertisement.

Paypal: bekkihere@gmail.com

NEW YORK – Dec. 18, 2015 – For the first time since 2001, Florida – the nation's 27th state – is back on top as Americans' most desired state. When asked where they would most like to live (excluding their current state), Florida landed at the top of the list. Overall, sunshine and waterfront acreage were consistent themes among the most popular states, with California (2) and Hawaii (3) rounding out the top three. However, non-beach states Colorado (4) and New York (5) closed out the top five states.



Most in our complex have eaten there..

AND they DELIVER!!!

Be sure to check them out.. right around the corner!!

And keeping with the theme of being able to sell our homes and have others wanting to buy them:

NEWS PRESS – Dec. 10, 2015 – While Florida is still a top five state when it comes to foreclosure rates, its dark mid-2000 past is a distant rear-view image, RealtyTrac's November market report suggests. November saw a 15 percent monthly drop in foreclosure starts nationwide. The lowest total starts since May 2006. As banks work through their backlog of old foreclosures, bank repossessions have shot up in the short term, said RealtyTrac VP Daren Blomquist. Repossessions were up 60 percent nationally from a year ago November.

"This also means the share of active foreclosures tied to bubble-era loans is shrinking, with 59 percent of all loans in foreclosure originated between 2004 and 2008," Blomquist said. "While that is still a disproportionate share of active foreclosures, it continues to decrease from 61 percent earlier this year and 75 percent two years ago, "Foreclosures were the news of the past four or five years, but they're no longer the news of the day," - Doug Meschko, Land Solutions Market Research Director. Meschko has been tracking them since 2009, but stopped doing it two or three quarters ago."

Locally, foreclosures are "only a little above 2004," Meschko said, and foreclosed properties are being absorbed quickly back into the market, selling at higher prices than in the bad old days. For buyers, it means "the party's over," said Meschko. "We're in a retail market favoring the seller. Appraisals are up because foreclosures aren't in the mix. It's a healthy market again."

To the Editor
From Dennis Gagne, E2
Regarding Routine Maintenance

According to Webster's Dictionary, maintenance is defined as "the upkeep of property or equipment"; depreciation is defined as "causing something to have a lower price or value. Improvement is defined as "increased value".

While we are newer residents, I was very disturbed at how badly the property here had depreciated over the summer months. The sidewalks are disgustingly dirty; the unused shuffleboard court is so filthy I won't walk across it with our dog; there are several parking spaces with heavy oil and/or chemical residue corroding the pavement; the pool has been cited for lack of maintenance.I could go on and on, but everyone who lives here surely can see the same things that I observe.

An excellent association manager recently stated to me that here in Florida routine and regular property maintenance of condominium common areas is essential twelve months a year. This statement was followed by another: "here in Florida if you ignore maintenance routinely it is evident immediately". This association manager is absolutely correct.

All of us want our investments to remain stable and hopefully increase in value. Only by maintaining and improving our common areas is this possible.

We are indeed very fortunate to have a number of willing and able volunteers. Volunteers cannot and should not be expected to maintain and improve a twelve acre property.

Thank you to the editor for providing a venue for me to offer my opinion.

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No Raise

Social Security beneficiaries won't get a cost-of-living adjustment (COLA) because of low inflation. This will be the third time since 2010 that beneficiaries won't get a raise. — Istock

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Currently we have two condos for sale: E6 and E7. Let's help get these puppies sold so we can get to meet wonderful new people!!

*Join us at Super Bowl party, Feb 7
in the clubhouse!
TV on loan for this event ONLY by Marg in A7.
Bring your own food & drink!
5:30 pm to gather, Kick-off at 6:30.
Shouting & rooting for your team is OK!*

Get to know your Neighbors!!

Ann Palmer in E8 & her daughter Stephanie in C6

Ann is a native floridian.. one of the few, one of the proud! Her father moved to America from Laurenzana, Italy in 1901 and settled



in NY, where as a young boy met Ann's mother, Nettie. The Pavese family migrated to Tampa in 1903. Shortly after, they moved to Ft Myers where there was less competition. After WW1, Rocco went back to NY to marry Nettie and they settled in Ft Myers. Once here, they lost a lot of property and businesses the families were running together. With the last name of Pavese, he and his lovely wife, Nettie, opened businesses here as well.. He opened the first barbershop in downtown Fort Myers, where he was a great

success and hair cuts were \$.25.. you can still see a picture of his shop at the new Ice Cream Store on First street.

Ann's mama opened the first restaurant, Italian, of course on Fort Myers Beach, called 'Nettie's'. Not to be topped by her husband's barbering success, Nettie was a hit!

Ann is one of five girls from the Pavese's continued success in raising great kids along with fine businesses! All raised in Fort Myers. In school, Ann went on to win swimming awards by the handful. Specializing in the breast stroke, she won trophy after trophy (no wonder she so enjoys our pool amenity!) She swam in the SW Conference in the Fort Myers High School Swim Team.

A favorite story of hers is when in High School (Fort Myers High.. go green wave!), she won the title of Pan-American Queen. Back then it was the depression and no material for clothing could be found. She looked and looked and found a shower curtain that she adored and had her gown made from that!

She became a very successful business woman, owning a very prosperous and well-known children's clothing store, (Jean Jo Lee

Children's Store) for 17 years, in the strip mall at the corner of Marsh and Palm Beach Blvd, for years.

Ann grew up to marry and have 3 girls and 3 boys (none of whom have done jail time, which is a tribute to Ann's parenting all around! She previously lived on Seminole Court, down the street from us, for 50 years. She's lived here with us as her extended family for about 10 years.

Stephanie Elliott, C6

Stephanie is the oldest daughter of Ann and William Edward Palmer. She has 3 children, two boys, and one girl. First and last child born here, the middle child born in Georgia.

She has been a successful hair-stylist for 33 years (taking after her grandfather's enjoyment of the hair business) and was educated at Voc-tech. And is on the verge of retireing in the next 2 years, at which time, she hopes to travel more. And a favorite saying about when she could/would travel, the phrase is: "If not now, when? and who better than I?"



In her early years, she was a majorette and in the band at Lee Junior High off Marsh Av., and later worked at the American Department Store in the Levi's department.

She loves to travel. Stephanie has been to the Carribbean (Eastern, Western and Southern) Mexico, Prague, Germany; Rome, Italy; and roaming from London to Paris, France. When traveling, one of her relations told her, when packing for a trip, "Put all the clothes at the head of the bed and your money at the foot. Then take 1/2 the clothes and twice the money." Sounds about right to me!

Interviewed by Bekki in E4, enjoying every minute spent in their company.

Don't forget to say hi when you see them around the property!! (love to you both! ~Bekki)

Garden Gnome News created & paginated by Bekki Shanklin (E4)// With A little help from my friends, thanks, all!

Peace, love and joy for us all.. We are all here for a reason and that reason is to learn to live and enjoy all that surrounds us.. both human, animal and land.



We are also tasked with guarding this land to the best of our abilities.

Let's make sure we do this.

Fun Events in the Clubhouse!!!

8-Ball on Tuesdays, around the 6-7pm area
Quilting and Crafts every Friday, most of the day
Poker on Saturdays, around the 6-7pm area